

March 28, 2001

TO: Mayor and City Council

FROM: Douglas C. Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting, March 27, 2001

The following item is scheduled for the April 3, 2001, City Council Meeting

Preliminary Plat: Villages at Willow Bay
Applicant(s): Corwin Engineering, Inc. and Independence Partners, Ltd.

DESCRIPTION:

684 single-family lots on 206.2± acres on the north side of Eldorado Parkway, 1,200± feet east of Coit Road. Zoned Single-Family-4, Single-Family-5, and Patio Home. Neighborhood #7.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Staff recommends approval subject to:

1. Construction of the northern two lanes of Eldorado Parkway from Preston Road to Custer Road, or an alternate scenario approved by the City to provide two points of access.
2. City Engineer waiver of the requirement for alleys.

MH/sg

cc: Warren Corwin 972-396-4987
Gary Cobb 972-964-0131
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3D**Preliminary Plat:** Villages at Willow Bay**Applicant(s):** Corwin Engineering, Inc. and Independence Partners, Ltd.**Description:**

684 single-family lots on 206.2± acres on the north side of Eldorado Parkway, 1,200± feet east of Coit Road. Zoned Single-Family-4, Single-Family-5, and Patio Home. Neighborhood #7.

Remarks:

The preliminary plat shows 317 Single-Family-5 lots and 367 Single-Family-4 lots. Although zoning permits the development of patio homes on a portion of the property, all of the lots will be developed to Single-Family-4 and Single-Family-5 standards. Two points of access must be provided to the property. This requirement can be met through a number of scenarios; the most likely of which is the construction of the northern two lanes of Eldorado Parkway from Preston Road to Custer Road. The adjacent property to the east is a future City Park site. The preliminary plat shows a hike and bike trail easement across the property connecting to the park site in accordance with the Parks, Recreation, and Open Space Plan. Lots backing to Eldorado Parkway and Coit Road will be screened with berms and landscaping within 25 feet of additional right-of-way dedicated for screening and landscaping purposes. The street layout meets the requirements of the Healthy Street Ordinance.

Alleys do not serve all of the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots. Should the City Engineer determine that the subdivision meets the criteria necessary to support the absence of alleys, the requirement for alleys will be waived. This determination will be made with the review of the final plat and the associated engineering plans.

RECOMMENDAtion:

Staff recommends approval subject to:

1. Construction of the northern two lanes of Eldorado Parkway from Preston Road to Custer Road, or an alternate scenario approved by the City to provide two points of access.
2. City Engineer waiver of the requirement for alleys.